

Freehold Town Centre Restaurant Investment - For Sale
62-63 St Marys Butts Reading Berkshire RG1 2LG



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Investment Summary

- Entire building let to Value Team Limited T/A Coconut Bar & Kitchen
- Current Rental Income of £105,000 pax with a minimum increase on the 18th October 2028 to £115,000 per annum exclusive.
- Net Initial Yield of 5.85% assuming normal purchaser's costs



Location

Reading is the commercial and administration centre in the Royal County of Berkshire which thrives off its close proximity to London.

Reading has a catchment population of 692,000 ranking it 21 out of the PROMIS centres. Reading's population is predicted to grow by 14.23% by 2027 which is over 40% higher than the national average (Source: Experian). The University of Reading is also a prominent institution within the town enrolling over 17,000 students.

An affluent town, whose economy revolves around the service sector and leading edge technology companies. Reading is located within the M4 corridor, approximately 28 miles south east of Oxford, 4 miles south west of Maidenhead, 18 miles east of Newbury and 35 miles west of Central London.

The town has a direct and frequent train service to London with a fastest journey time of only 28 minutes. Crossrail opened on the 24th May 2022 and provides a direct service to other Central London destinations including Bond Street, Liverpool Street and Canary Wharf, strengthening the towns position as a commercial hub. The town is located within easy access of Heathrow Airport, which is located 24 miles (38 km) to the east. Reading's main shopping centre is The Oracle which comprises 70,000 sq m (753,480 sq ft) of retail and leisure floor space including a 10 screen Vue Cinema, 18 café bars and restaurants, two department stores and parking for 2,300 vehicles.

Situation

St Mary's Butts is situated in the town centre running south-east from the junction of Oxford Road and Broad Street to Bridge Street. The property is located on the north east side of St Mary's Butts, approximately 25 metres south east of the junction with Oxford Road and Broad Street.

The property lies in close proximity to the prime retailing facilities of Broad Street and is situated immediately opposite Broad Street Mall, being in a good secondary retail pitch, interspersed with a number of national multiples including **CAFÉ NERO**, **TK MAX**, **METRO BANK** and a number of Restaurant operators including **BILLS**, **TACO BELL**, **7BONE**, and **BURGER KING**. St Mary's Church and gardens are situated to the south of the property. The Oracle Shopping Centre is less than five minutes walk away.





Description

The property was redeveloped in 2007 in a contemporary style. The building is arranged over basement, ground and first floors being of steel frame construction with brick and block walls under a flat roof. The building benefits from a glazed frontage incorporating a small external terrace area. Natural light is provided by a number of skylights.

Town Planning

The property is located within the secondary shopping area and has planning permission for Class E.

Licensing

A Premises Licence for the property permits the following activities:

Opening Hours: Monday to Thursday 09:00am to 01:30am, Friday to Saturday 09:00am to 02:30am and Sunday 09:00pm to 01:30am

Sale of Alcohol (on premises): Monday to Thursday 09:00am to 01:00am, Friday to Saturday 09:00am to 02:00am and Sunday 09:00pm to 01:00am

Accommodation

The approximate areas of the property are as follows: -

Ground Floor	3,422	ft ²	318	m ²
First Floor	956	ft ²	89	m ²
Basement (Via Hatch)	495	ft ²	46	m ²

TOTAL	5,816	ft²	541.40	m²
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ITZA	1,001	ft ²	93	m ²
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Local Authority

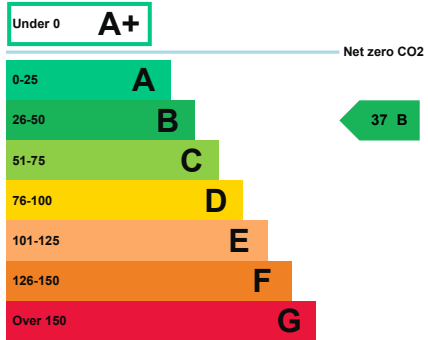
Reading Borough Council
 Civic Offices
 Bridge Street
 Reading
 Berkshire
 RG1 2LU

Telephone: (0118) 937 3787



Energy Performance Certificate

A copy of the EPC for the property can be provided upon request

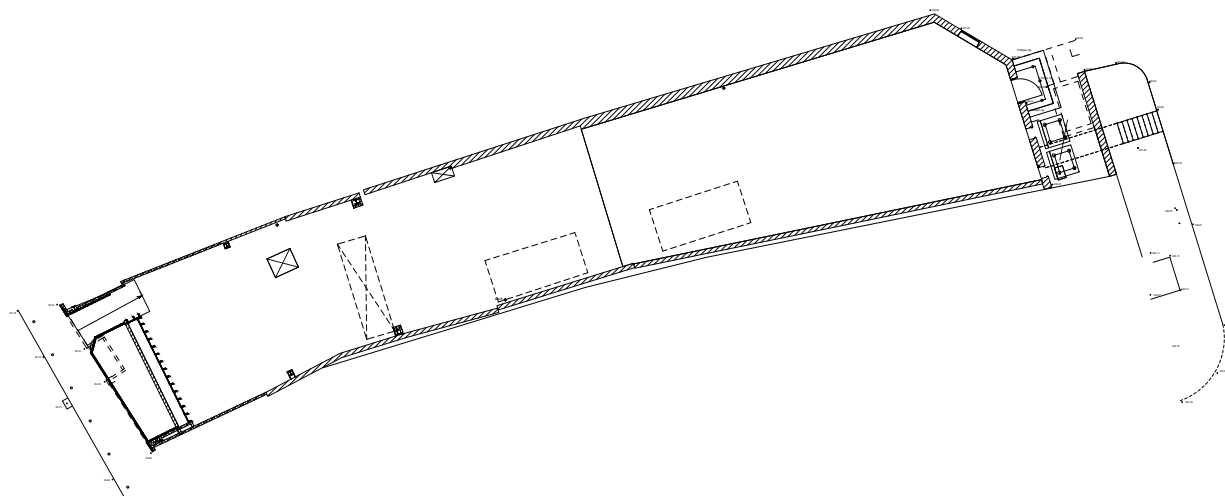


Rating Assessment

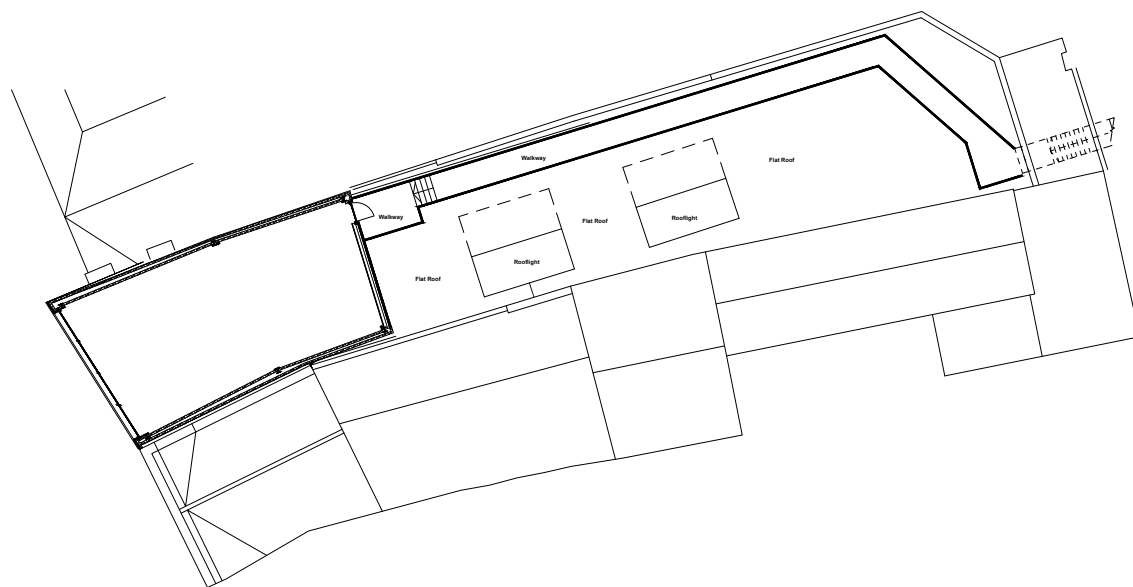
The Rateable Value in respect of the property is £79,000.

The Uniform Business Rate (Standard Multiplier) for 2025/26 is 55.5p in the £

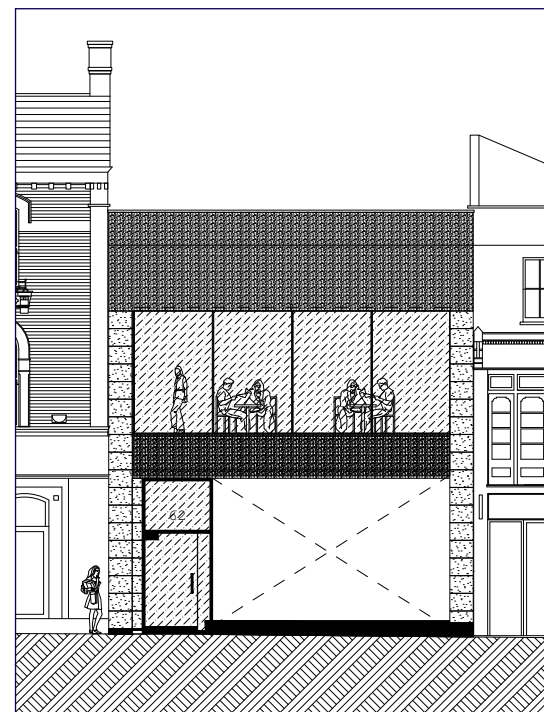




Ground Floor Plan Not to Scale



First Floor Plan Not to Scale



Front Elevation Not to Scale

Tenancy

The entire property has been let to VALUE TEAM LIMITED/A COCONUT BAR AND RESTAURANT on a full repairing and insuring lease for a term of 20 years commencing from the 18th October 2013 being subject to five yearly upward only rent reviews at a rent of £95,000.00 per annum exclusive, effective from the 18th October 2023. The Landlord and Tenant have agreed to fixed increase on the 18th October 2025 to £105,000 per annum exclusive and a minimum increase on the rent review of the 18th October 2028 to £115,000 per annum exclusive. A deposit of £57,000 is held by the Landlord.

Covenant Strength

VALUE TEAM LIMITED is a Private Limited Company incorporated on the 18th May 2020, which in the year to 30th April 2025 had net assets of £23,824.



Tenure

Freehold

Price

The freehold investment is available at a price of £1,850,000 subject to contract and exclusive of VAT, which equates to a net initial yield of approximately 5.85% after assuming normal purchasers costs.

Value Added Tax

The property is registered for Value Added Tax and accordingly VAT is payable on the Purchase Price. As the Property is tenanted, then subject to the purchaser also being registered for VAT, the sale can be treated as a sale of a going concern (TOGC)

Stamp Duty

At the purchase price, the amount of SDLT payable has been calculated at approximately £82,000

Legal Costs

Each party is to bear their own legal costs.

Anti Money Laundering

In order to comply with current anti money laundering regulations, the Owners will require certain information from the successful purchaser. In submitting an offer, the purchaser agrees to provide such information when terms are agreed.

Estate Agents Act 1979

In accordance with the requirements of the Estate Agents Act 1979, a Director of Warrant Properties Limited has an interest in the company that owns the freehold interest of the property.

Viewing

Strictly by appointment with the Owners Agents: -

Warrant Properties Limited

One Wellstones Watford WD17 2AE

Telephone: 01923 230414

Email: admin@warrantgroup.net

October 2025

Disclaimer:

Warrant Properties Limited gives notice that these details are set out as a general outline only for guidance. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and their details are provided in good faith and are believed to be correct but any reader should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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